

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

June 19, 2014



FP 14-10: proposed Final Plat of Carrabba Industrial Park Subdivision – Phase 10A

SIZE AND LOCATION: 11 acres of land out of Stephen F Austin Survey, A-63 adjoining the northwest side of the current terminus of Roughneck Drive, approximately 1,900 feet north from its intersection with Gooseneck Drive in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas

EXISTING LAND USE: vacant acreage

ZONING: not applicable as property is located in ETJ

APPLICANT(S): GRT Interest LLC

AGENT: J4 Engineering

STAFF CONTACT: Maggie Dalton, Staff Planner



BACKGROUND:

This final plat creates six new lots in the Carrabba Industrial Park Subdivision on land that is currently located just outside the city limits in Bryan's extraterritorial jurisdiction (ETJ). In conjunction with this subdivision plat, extensions of an 8-inch public sewer line and Roughneck Drive are proposed for construction and dedication by the developer. Water service to these new lots will be provided by the Wickson Creek Special Utility District.

RELATION TO APPROVED MASTER PLAN:

The proposed final plat is substantially in conformance with the most-recently approved master plan for this subdivision, the Master Plan of Carrabba Industrial Park Subdivision – Phases 8, 9, 10A & 10B, which the Planning and Zoning Commission approved on January 16, 2014.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.